

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine 828-4966

**Project Name:** Third Avenue Associates, Ltd./Las  
Olas Place

**Case #:** 30-R-02

**Date:** March 12, 2002

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building exceeds 200 feet in height.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will be used to construct the building.

**Recommendations:**

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Las Olas Place  
350 S.E. 2 Street

**Case #:** 30-R-02

**Date:** March 12, 2002

**Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Provide a current boundary survey abstracted as necessary to accurately demonstrate the available public rights of way for S.E. 2 Street from S.E. 3 Avenue east right of way line to the north east corner of this property to be developed.
3. A review of the required right of way and/or roadway, utility, and sidewalk easements necessary to fulfill the minimum requirements of ULDR Section 47-24.5 shall be performed after receipt the boundary survey in item 2.
4. It appears that a ten (10) foot right of way dedication is necessary to maintain the minimum require width of sixty (60) feet for S.E. 2 Street for the eastern 40+/- feet of this site where an indentation exists as shown on Sheet 1 of 1, SP-1.
5. SP-1 also indicates 163 residential units are being constructed. Please indicate the type of residential units, the parking factor (required for each unit), and the calculated amount of parking for each use (commercial and residential) in an appropriate summary table.
6. The loading zone calculations are not provided in the table on SP-1. Please review Section 47-20 of the ULDR and report the areas of each use resulting in the

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requirements for loading zones. If the loading zones are not required but provided for practical services necessary, please indicate this in the summary table.

7. Please dimension all loading zones.
8. Please provide a traffic impact statement which outlines the areas, uses, and trip generation for purposes of evaluating whether a traffic impact analysis will be required for this project.
9. The utility plans do not indicate all existing services to this building. Where services exist the owner must utilize them, or agree to properly abandon same at the connection to the main in S.E. 2 Street, complete all restoration and/or reconstruction of roadway, and so indicate these changes on final as built drawings.
10. The plans shall indicate an existing 6 inch fire service and the existing potable water service for purposes of utilizing them or proper abandonment prior to requesting final DRC authorization.
11. A proposed meter vault and assembly is designed for placement in the area to be dedicated as public right of way. The required meter vault cannot be located in roadway easement or right of way areas.
12. Provide a staging, storage, parking, and overall construction demand management plan for the construction of this project. This plan shall demonstrate sufficiently how the project will impact any roadways or public facilities, commit to the exclusive use of owner's property for such work, and describe phased construction plan for the completion of the project with little or minimal impacts to traffic, pedestrian circulation, pollutant discharges or emissions, spills, etc. This plan shall be prepared prior to Planning & Zoning Bd. Review, City Commission Review, or final DRC authorization.
13. The preliminary engineering plan does not indicate the existing size of the main serving this building, or the size of lateral (building Sewer) from the building.
14. Provide a letter indicating verification of adequate water and sewer capacity for this project. This letter shall be prepared by Maurice Tobon, P.E., Project Engineer/Utilities Division of Public Services Department. He can be reached at 828-5123.
15. Sheets Eng-2 and A.1 indicate the loading zones along S.E. 2 Street without accessible connections for the sidewalk on either side.
16. Sheet A.1a shows a fencing plan which blocks pedestrian circulation along S.E. 2 Street. Notes indicate this closure of sidewalk is to protect public safety and signs will

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be required by approved MOT plan. This statement appears to presume an approval is a given result of this request. It is not.

17. The fencing and gate shown on A.1a do not allow adequately for visibility for traffic on S.E. 2 Street or for construction vehicles entering or leaving site.
18. A.1a also calls for elimination of a number of parking spaces during the construction of the project. These spaces (if metered by City in accordance with contract shall be offset by payment to fund. Confirm these spaces will be returned upon completion of the project.
19. The garage floor shown on sheet A.2 contains a dead end zone, requiring a turn around space pursuant to Section 47-20 (ULDR).
20. The site plan or engineering plan do not indicate light or power poles along S.E. 2 Street. These poles shall be adequately located prior to requestion DRC authorization. If any poles or other required above ground facilities are located within vehicular use areas shall be maintained or an alternate plan will be required for review by the department.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Las Olas Place

**Case #:** 30 -R-02

**Date:** 3/12/02

**Comments:**

- 1) This project is considered a high rise under the new FBC section 402.
- 2) 3401.8.1.2 of the FBC applies to additions. Show location of fire separations or set back limitations. Current garage set back is not sufficient and would require upgrade of existing garage.
- 3) Flow test required.
- 4) Stair vestibules are not required under the new FBC.
- 5) Civil plan required showing the fire main, hydrants, DDC and FDC,s is required.
- 6) Separation of ground floor exits passage way discharge is not remote. Single fire may not restrict both these exits. Relocate one of these.
- 7) Upper floor exits do not appear to separated by 1/3 of diagonal as required by NFPA 101.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Third Avenue Associates, Ltd.  
Las Olas Place

**Case #:** 30-R-02

**Date:** March 12, 2002

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. This project is anticipated to severely impact radio communications within the buildings located directly to the east of this project site in the area depicted on the attached map. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

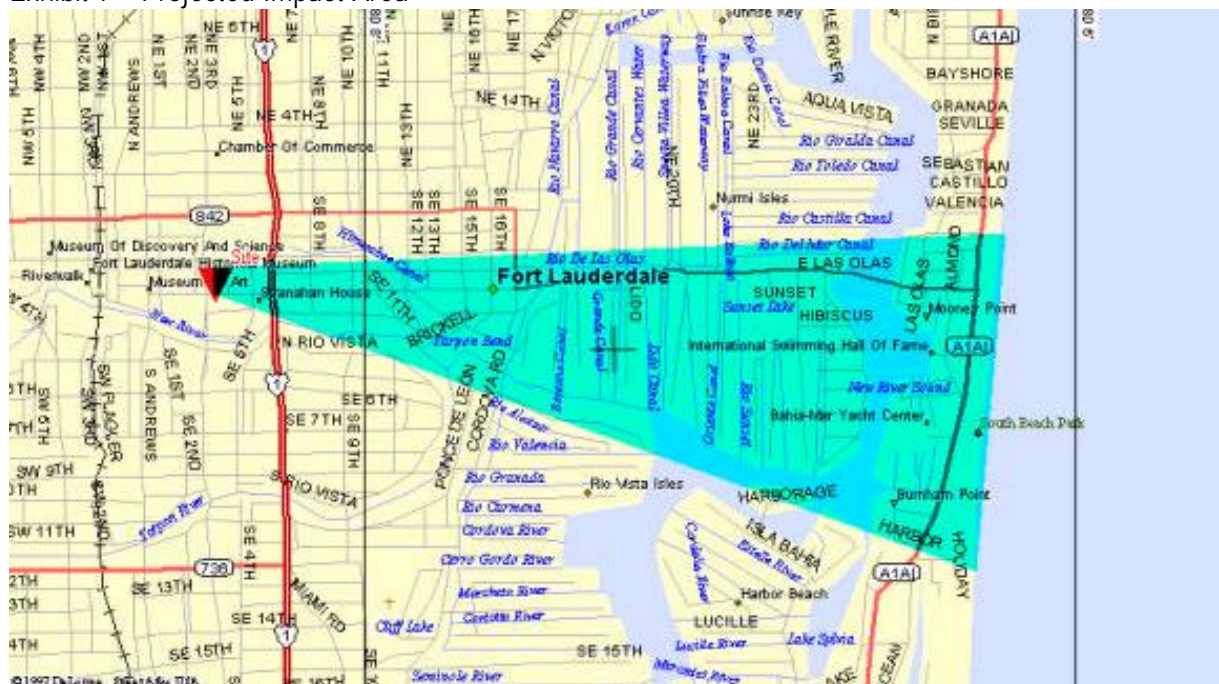
The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled room, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

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Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

## Exhibit 1 – Projected Impact Area



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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Third Avenue Associates/Las Olas  
Place

**Case #:** 30-R-02

**Date:** 3/12/02

**Comments:**

1. On the R.A.C. district, ½ of the street trees are to be shade trees. Verify that this requirement is met.
2. Provide the calculations for the "equivalent replacement" of the existing trees and palms to be removed. Note that palms would not replace trees.
3. Indicate requirements for irrigation.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
5. Other comments may be made at meeting.



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Division: Planning

Member: Jim Koeth  
828-5276

Project Name: Las Olas Place

Case #: 30-R-02

Date: March 12, 2002

**Comments:**

1. Project subject to 30 day City Commission call-up after Preliminary DRC and CC sign-offs.
2. Discuss provision for a traffic study with Engineering Rep. and the applicant at the meeting. If required, an outside consultant will be selected by the City in order to review the applicant's study. The applicant shall incur the City's costs for these consultant services. The traffic study must be submitted and reviewed by the City prior to the project obtaining Preliminary CC and DRC sign-offs.
3. Provide a text narrative to include but not limited to: unit types, maintenance operations, loading/service systems, health club, retail et. al.
4. Provide additional sidewalk dimensions on ground-level plan.
5. Discuss garage link with Fire Rep.
6. Provide outline of buildings located north of the proposed development site.
7. Indicate pedestrian connection from existing 9 story office/retail to the proposed residential building's retail.
8. Discuss relocation of loading zones to internal drive and expansion of retail along SE 2<sup>nd</sup> St.
9. Provide dimension to upper most portion of the building (spire).
10. Provide detail for garage screening.
11. Provide two oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.

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12. Regarding physical, communications, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such a review has been performed. FAA approval must be obtained prior to 30 day City Commission call-up sign-off.
13. Indicate light outline of buildings that will screen proposed building on all elevations.
14. Provide west elevation. Additional design comments may be forthcoming.
15. Discuss loading dock area depth with Engineering and Zoning Reps. at the meeting.
16. Verify density calculations with Zoning Rep. at the meeting.
17. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
18. Provide hold-harmless letter to the City with regard to availability of reserve units.
19. Discuss sod area abutting existing building with Landscape Rep. and the applicant at the meeting.
20. Discuss elimination of public parking spaces with Engineering Rep. and applicant at the meeting. Contact Doug Gottshall, Parking Systems Manager, 828-3793. Final DRC and Pre-CC plans must have Mr. Gottshall's approval signature. Provide on-street parking space dimensions on the site plan.
21. Recommend presenting proposal to neighborhood association and neighbors for public input.
22. Provide narrative outlining project compliance (point by point) with ULDR Sec. 47-13.20, General Design and Density Standards et al. Narrative shall cite each requirement as written in the ULDR and how project complies with such.
23. Label all colors and materials on elevations.
24. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.

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25. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
26. On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that allows for the allocation of residential "RESERVE" units into two distinct areas North and South of Broward Boulevard.
27. As a result of the allocation of residential units to previously submitted development proposals, there are limited amount of residential units available for your project #30-R-02 requesting 163 units.
28. Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval.
29. Currently there are 204 reserve units available in the Souhern portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.
30. A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. This amendment is not expected to be adopted by the City of Fort Lauderdale until completion of the proposed Downtown Master Plan. If the proposed amendment is ultimately found to be consistent with state law and recertified by the Broward County Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center.
31. An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted until residential units are available.
32. It appears that your project is less than 50 units per acre density and will be able to utilize the reserve units. These units are allocated in accordance with the provisions in Section 47-28.1.L. of the ULDR (adopted in ordinance C-01-17 on May 1, 2001). This section requires that the applicant demonstrate that the use of reserve dwelling units supports the goals, objectives and policies of the City of Fort Lauderdale's Comprehensive Plan. Submit a narrative demonstrating how the proposed project supports and implements specific goals, objectives and policies of the city's Comprehensive Plan

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Division: Police

Member: Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875

Project Name: Third Avenue Associates, Ltd./  
Las Olas Place

Case #: 30-R-02

Date: March 12, 2002

**Comments:**

**What form of security measures is exercised in the garage, example, CCTV, enunciators or manual security?**

How do you differentiate between tenants, employees and customers parking?

Elevators from the parking garage should only the lobby.

Recommend lobby security that includes CCTV. Cameras should be installed in strategic locations.

How are tenants, guests and others able to gain access to floor six and above?

Do all recreation & social areas required a form of security access?

In the parking garage, recommend emergency communication system that is linked directly to security. These devices should be placed in clearly visible locations and have an attacking features such as red or blue light.

Responses to these comments are to be in a narrative format, on letterhead and signed.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Las Olas Place

**Case #:** 30-R-02

**Date:** 3/12/02

**Comments:**

1. Provide a narrative outlining how the proposed project complies with section 47-13.20.B.
2. Type II Loading zones shall be a minimum of twelve (12) feet wide by forty-five (45) feet in length in accordance with section 47-20.6.B.
3. Discuss design of loading area with Planning representative as it relates to ornamental grating for rollup gate/door.
4. Provide a table indicating the required and provide setbacks.
5. Additional comments may be forthcoming at DRC meeting.